



TOWN OF WILTON PLANNING BOARD MEETING APPROVED MINUTES

DATE: July 1, 2015
TIME: 7:30 PM
PLACE: Wilton Town Hall Courtroom

PRESENT: Wilton Planning Board Members: Chairman Jeff Kandt, Neil Faiman, Vice Chairman Sara Spittel, Tracey Ewing (Alt), NRPC Representative Camille Pattison, Secretary Sorrell Downing, Board of Selectmen Representative Kermit Williams, Dawn Tuomala (Alt)

WORK SESSION

Chairman Kandt opened the meeting at 7:30 PM.

Bart Hunter – Wilton Conservation Commission

Mr. Hunter has been working with GIS Planner, Kristina Sargent from NRPC to clean up the documentation of conservation lands. GRANIT has more detailed attribute information and the NRPC data is more up to date. There are 99 tracts the group is working on and 38 still have an unknown level of protection. Of the 38, 8 tracts have an unknown protection agency and 10 have an unknown name. The Wilton Conservation Commission is currently working on filling in the gaps of information to submit to GRANIT.

Mr. Hunter shared a map that had many gray areas and Board members pointed out known property that was not identified. Ms. Pattison to send map to Ms. Tuomala for Ms. Tuomala to assist with identification.

Mr. Hunter departed.

Mark Duggan and Deborah Burns – Trespass Towing

Ms. Tuomala moved to the audience.

Mark Duggan and Deborah Burns are relocating from Leominster, MA to Wilton, NH. They intend to purchase a home in the community and add a Wilton site to their business (currently in Leominster, MA). They have gone to the Wilton Board of Selectmen to discuss police adding Trespass Towing to their call list. Trespass Towing tows vehicles involved in accidents, illegally parked and repossessions.

Mr. Duggan and Mrs. Burns have many years of experience in the towing industry and follow a strict environmental code, which they presented. They will use tarps and pillows to prevent automobile fluids from seeping into the ground and will use an off site disposal service for fluids.

The proposed tow yard will be located at 146 Main Street, Lot K-66. The current property is used as a parking lot and has a fence and two gates. Trespass may add a "No Trespassing" sign to the gate. Outside lighting will not be necessary. The current site plan for the property outlines 23 parking spaces. Mr. Burns says he can demonstrate in a drawing how the property can accommodate more vehicles adequately. Cars are most commonly stored for a few days, sometimes a week and very rarely a month.

Mr. Faiman moved to the audience.

After consulting several maps and databases, it was concluded the parking lot area is zoned residential. This property has split zoning. An application for a variance needs to be made to the ZBA. The property owners will need to file the application or give Mr. and Mrs. Burns authority in writing to apply to the ZBA.

After a variance is obtained, Trespass Towing will need to make an application for a Site Plan Review. A detailed hand drawn site plan will be sufficient but needs to address the fluid disposal procedure off site as the K-66 is in an aquifer district. The variance also needs to be noted on the site plan.

Mr. Duggan and Mrs. Burns are also considering renting space at 10 Main Street to use as an office for the business. The site plan exists. 10 Main Street/Lot J-63 is commercially zoned.

9:10 Mark Duggan and Deborah Burns departed.
Ms. Tuomala and Mr. Faiman returned to the Planning Board table.

Leighton White Excavation Renewal

Mr. Fish walked the property with Mr. White and advised that the renewal be granted. After reviewing the paperwork, the date of the bond does not match the dates on the application.

A MOTION was made by Ms. Ewing and SECONDED by Ms. Spittel that the Leighton White Excavation Renewal Application be signed and the application end date written to match certificate end date of May 1, 2016.

Voting: 6 ayes. Motion carried.

Ballot Typo:

The footnote discussed at the June 17, 2015 meeting was added to page A-86 which states, "There was a typo on the 2015 Town Meeting ballot, however, the language above is the language that was approved by the Town of Wilton Planning Board. The proper wording will be re-voted on at Town Meeting 2016."

Signature:

A signature page was signed for the updates to the Non-Conforming Uses and Building Zoning Ordinance (Chapter 17) and the Section E: Code For Building and Sanitation. Article II Buildings. Revise Paragraph 1 by deleting "an accessory" and replace with "a" in the last sentence. This page will go to the Town Clerk for signature then to OEP.

Election of Officers:

A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing for Mr. Kandt to take the position of Chairman and Ms. Spittel to take the position of Vice-Chairman for the Town of Wilton Planning Board

Voting: 6 ayes. Motion carried. Ms. Tuomala voting for Ms. Kearns and Ms. Ewing voting for Mr. Fish.

Review of Minutes from 06-17-15:

- | | |
|---------------------------|-----------------------------------|
| • Page 2, line 18, 28, 35 | Douglas |
| • Page 2, line 14 | change with to and |
| • Page 3, line 45 | add wetlands |
| • Page 4, line 8 | clarify |
| • Page 4, line 16 | His services will be available... |
| • Page 4, line 43 | Chad |
| • Page 5, line 12 | clarify |

A MOTION was made by Mr. Faiman and SECONDED by Ms. Ewing to approve the Minutes as amended.

Voting: 4 ayes. Mr. Williams and Ms. Spittel abstained.

NRPC Brochure – How to Start a Business in Wilton:

Ms. Pattison shared a DRAFT brochure. The font and photos will be adjusted according to discussion. The overall design was liked. Ms. Pattison to continue work on this.

Provost Joint Meeting:

Ms. Pattison confirmed board member's summer plans in order to coordinate a joint meeting August 19, 2015.

By-Laws:

Ms. Pattison and Ms. Downing to continue work on the 1991 By-laws. Mr. Kandt requested they be typed up and changes clearly identified.

A MOTION was made by Ms. Spittel and SECONDED by Ms. Ewing to adjourn the meeting.

Voting: 5 ayes. Motion carried unanimously

Chairman Kandt declared the meeting adjourned at 9:55 PM.

Respectfully Submitted,
Sorrell Downing
Secretary